

# THE WHOLE NEW COMMERCIAL BUILDING AVAILABLE FOR RENT: 6 FLOORS OF OPEN SPACE OFFICES...

on request

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<b>Property Code:</b>	3338	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	2580 m <sup>2</sup>
<b>Number of floors:</b>	6	<b>Status:</b>	New
<b>VAT:</b>	PLUS VAT		

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## Property features:

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Air Condition	Parking - Covered	Parking - Uncovered	Telephone Line
Alarm	VRV central ceiling system	Double Glazing	Parking

## Description:

### THE WHOLE COMMERCIAL BUILDING FOR RENT

The whole new commercial building available for rent: 6 floors of open space offices and 6 shops on the ground floor. For more information, prices and square meters do not hesitate to ask

## Approximate project delivery - Spring 2022

The exceptionally favourable location of this office building determines the success of the investment.

Its will be extremely easy to be find, as it is adjacent to two major traffic arteries, just in the heart of the business center of Limassol, on equidistant from the tourist and historical parts and only 5 minutes drive from the highway leading to one of the two international airports of Cyprus.

The building is designed to achieve the maximum amount of effective commercial property, for rent.

A 8 storey commercial tower in the heart of Limassol on Makarios Avenue, one of the most commercial and cosmopolitan areas in the city.

With 6 open plan luxury offices, one on each floor, 5 retail shops/showrooms each with mezzanines on the ground floor and two level underground parking

	Ground Floor	MZ	Internal Area	Covered Veranda	Uncovered Veranda	Covered Areas	Price per month
Shop 1	91	46	137	35	27	172	6 200
shop 2	67	34	101	26	20	127	4 600
shop 3	60	29	89	26	20	115	4 100
shop 4	116	54	170	27	43	197	7 400

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10.06.2026

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shop 5	112	54	166	0	25	166	6 700
<b>Total:</b>	<b>446</b>	<b>217</b>	<b>663</b>	<b>114</b>	<b>135</b>	<b>777</b>	<b>€ 29 000</b>

	Internal	Covered Veranda	Uncovered Veranda	Covered Areas	Common Area	Total Covered	Price in euro per month
Office 1	357	-	91	357	53.69	410.69	12 600
Office 2	358	-	-	358	53.71	411.71	12 700
Office 3	382	-	-	382	54.33	436.33	13 500
Office 4	361	23	-	384	54.38	438.38	15 000
Office 5	364	23	-	387	54.46	441.46	15 200
Office 6	303	83	-	386	54.43	440.43	16 000
<b>Total :</b>	<b>2 125</b>	<b>129</b>	<b>91</b>	<b>2 254</b>	<b>325</b>	<b>2579.00</b>	<b>€85 000</b>

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